## ORDINANCE NO. \_2372

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S SEPTEMBER 6, 2007 RECOMMENDATION TO APPROVE WITH CONDITIONS THE 116TH ASSEMBLAGE PLANNED RESIDENTIAL DEVELOPMENT (FILE L060295), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Camwest, herein referred to as applicant, submitted an application to develop a 51-lot, Planned Residential Development (PRD) on 11.55 acres located at north of NE 116<sup>th</sup> Street and west of 172<sup>nd</sup> Avenue NE; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the Planned Residential Development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on August 27, 2007, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the 116<sup>th</sup> Assemblage Planned Residential Development (File L060295) and Preliminary Plat (File L06296); and

WHEREAS, on September 6, 2007, the Hearing Examiner conditionally approved the 116th Assemblage Preliminary Plat (L060296) and recommended approval of the 116<sup>th</sup> Assemblage Planned Residential Development (File L060295) subject to conditions; and

WHEREAS, on October 2, 2007, the Hearing Examiner issued a revised decision and approved the 116<sup>th</sup> Assemblage Preliminary Plat (L060296) and recommended approval of the 116<sup>th</sup> Assemblage PRD (File L060295) subject to conditions; Now, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the Redmond Assembly findings, analysis, and conclusions in the Hearing Examiner's recommendation for the 116th Assemblage PRD dated October 2, 2007.

Section 2. Approval. The City Council hereby approves the 116th Assemblage Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated October 2, 2007.

Section 3. <u>Duties of Planning Director</u>. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. <u>Effective Date</u>. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and

shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

MALISA FILES, CITY CLERK

ARPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By:

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

**EFFECTIVE DATE:** 

ORDINANCE NO.: 2372

November 2, 2007

November 5, 2007

November 5, 2007

November 12, 2007

November 17, 2007